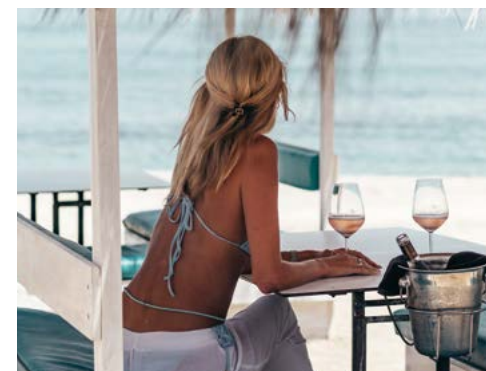




# VILLAGE VERDE

SOTOGRADE · ANDALUCÍA



'Village Verde Sotogrande.

The residential of your dreams.

Peace, tranquillity and the finest facilities

on your doorstep'

**SOTOG**GRANDE<sup>®</sup>  
ANDALUCÍA

Welcome to  
**Village Verde**  
Sotogrande

---

Extraordinary homes in a stunning setting,  
in the heart of Sotogrande.



Developing  
Sotogrande since  
1962



Since its inception, Sotogrande S.A. has been the creator and developer of Spain's largest and first private master plan urbanisation. Through ambitious, innovative projects and developments, we are committed to making Sotogrande relevant in the 21<sup>st</sup> Century and beyond.



Village Verde is Sotogrande's latest project of a series of distinctive developments and real estate urbanisations created to offer contemporary community living in this exclusive and celebrated destination. Alongside our real estate projects, we are introducing a wide range of hospitality, leisure and sports amenities to complement Sotogrande's quality of life based on discretion and privacy.



Sotogrande Marina.  
Offering a wide variety  
of restaurants and shops  
along the 1,300-berth  
full service marina.



## Capturing the elite. Slim Aarons' "Poolside in Sotogrande"

The American society photographer Slim Aarons was famous for his pictures of the rich and famous at play. His 'poolside' shots of 1975 capture a unique glimpse of Sotogrande society, with sun-tanned bodies lazing by crystal-blue pools surrounded by clipped jade green lawns.



## Polo in Sotogrande

Another first for this storied destination! Polo has been synonymous with Sotogrande, and it is now widely recognised as one of the foremost polo clubs in the world with the annual Santa Maria Polo tournament hosted every summer without interruption since 1965.



## World class golf

There are three 18-hole golf courses in Sotogrande, designed by leading golf course architects Cabell B. Robinson, Robert Trent Jones and Dave Thomas include the La Reserva Club, home of the La Reserva de Sotogrande Invitational hosted by Annika Sorenstam and Valderrama - host to the European Tour's Volvo Masters and the 1997 Ryder Cup, and ranked Europe's number 1 course since the 1980s.



The Alto Club sits atop the Sotogrande hillside beside Los Alcornocales natural park. Designed by Dave Thomas and later refined by Manuel Piñero, its 18-hole course rewards accuracy and creativity.

The Alto Club Golf Academy, led by Global Ambassador Suzann Pettersen and a team of elite coaches, offers cutting-edge training facilities, including natural and covered grass tee lines, Toptracer technology, a custom fitting center, multiple short-game areas, and night-practice options.





A diverse gastronomic landscape celebrating Andalusia and beyond to satisfy every taste.

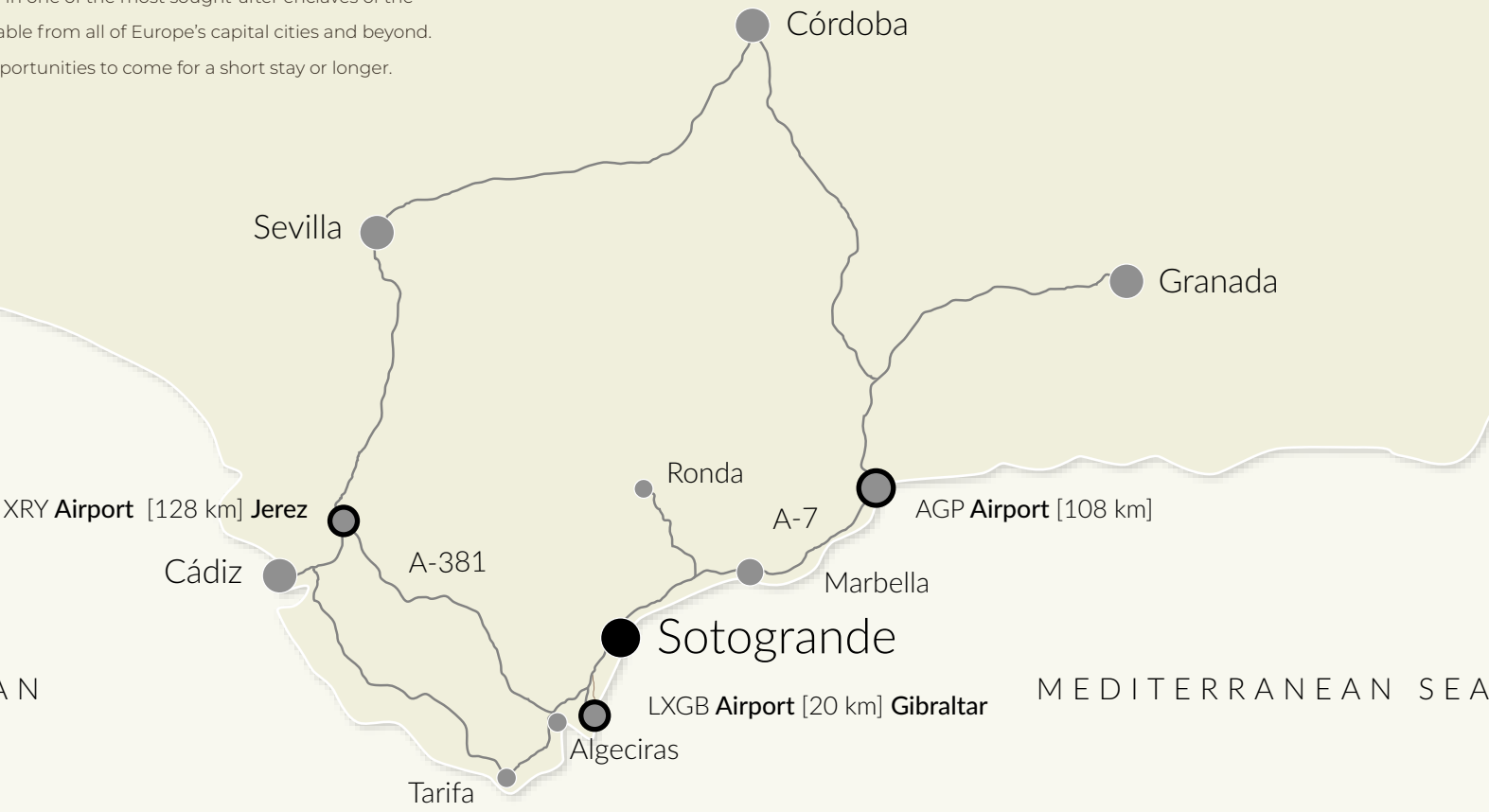


Home of famous regattas like the Hobie Cat-16 World Championship, J 80 World and National Championships, the dynamic RC 44 challenge, Atlantic Gate Rally and GC-32 Racing Tour.

# Within easy reach from Europe

Sotogrande is perfectly positioned in one of the most sought-after enclaves of the Andalusian coast and easily reachable from all of Europe's capital cities and beyond. Sotogrande offers unparalleled opportunities to come for a short stay or longer.

ANDALUCÍA-SPAIN

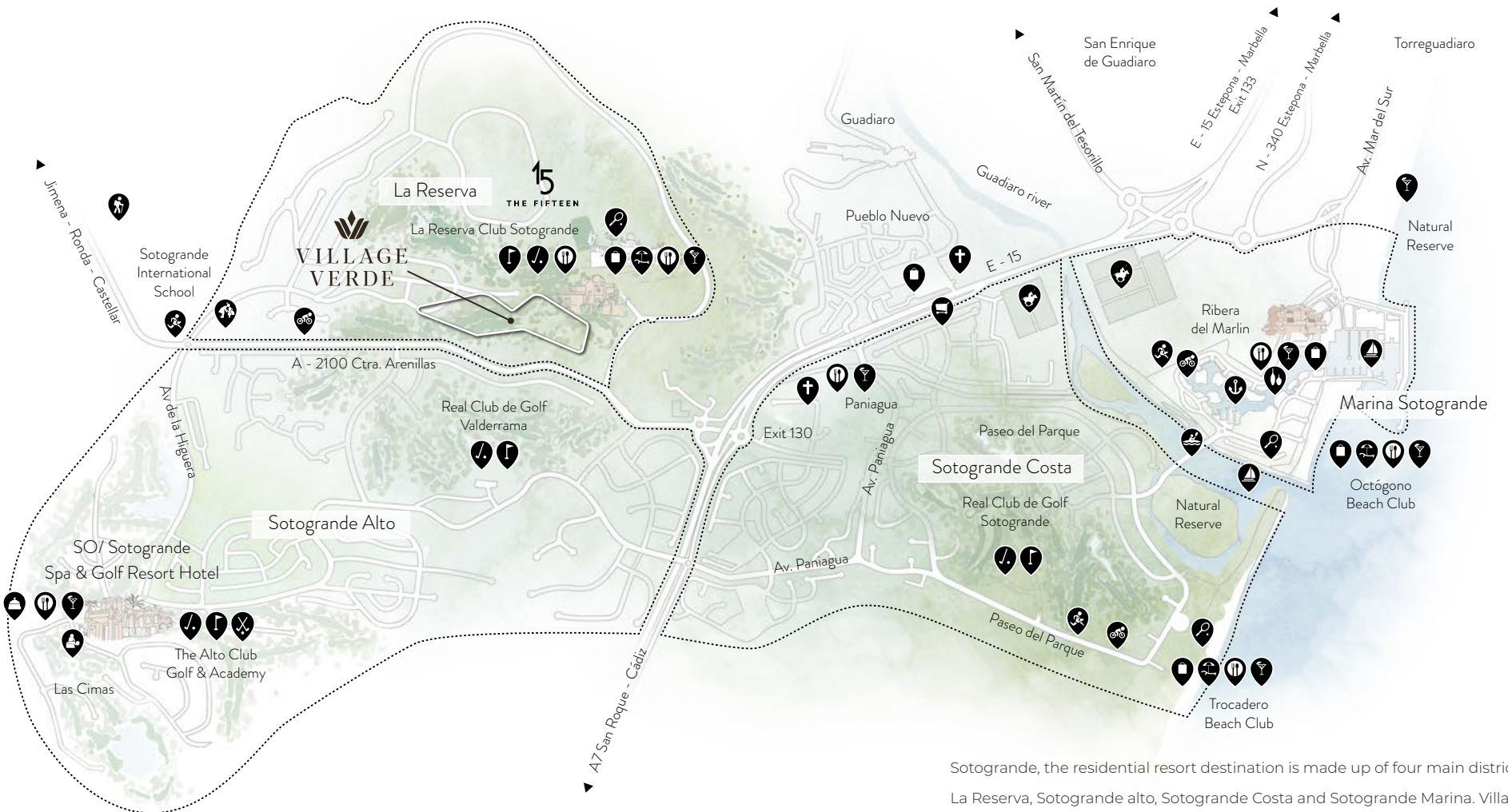


ATLANTIC OCEAN

MEDITERRANEAN SEA

|                          |        |
|--------------------------|--------|
| To Marbella              | 59 km  |
| To Tarifa                | 49 km  |
| To Tangier (car + ferry) | 88 km  |
| To Ronda                 | 93 km  |
| To Cádiz                 | 122 km |
| To Jerez                 | 128 km |
| To Sevilla               | 206 km |
| To Madrid (train)        | 639 km |

# Sotogrande, the destination



Sotogrande, the residential resort destination is made up of four main districts; La Reserva, Sotogrande alto, Sotogrande Costa and Sotogrande Marina. Village Verde is located within La Reserva, home of La Reserva Club Sotogrande, the latest private residential and country club project developed by Sotogrande S.A.

- Trekking
- Street Market
- Sailing
- Real Club Náutico
- Tennis
- Supermarket
- School
- Church
- Golf
- Golf Academy
- Kayak
- Running
- Cycling
- Driving Range
- Beach Club
- SPA
- Restaurant
- Hotel
- Bar
- Shopping
- Polo

# Village Verde

Sotogrande

---

An exclusive luxury residential of contemporary apartments and penthouses in a tranquil parkland, surrounded by pines and cork oak trees, setting in the heart of Sotogrande. Designed for modern living, including state of the art facilities.

Enjoy the ultimate lifestyle in southern Spain at Village Verde, within easy reach of Marbella and Gibraltar.



# Parkland living

---

A green and pleasant land is what you will find at Village Verde. Lush countryside, woodland and parkland surrounds you on this 6 hectare site with pedestrian and cycling trails among cork trees, specially designed to make the most of the great year-round climate.





## Siteplan



# Vision

---

Village Verde is our interpretation of the perfect village environment. We're combining exquisite properties, surrounded by lush, green countryside and a wide array of amenities to create an ideal residential here in Sotogrande.



With the beautifully designed and detailed apartments and penthouses set within a green, lush parkland. Residents connect with nature, while having everything they need on their doorstep.



Verde means green in Spanish and this reflects both its countryside setting and its commitment to being an environmentally friendly project. It is being built using sustainable construction methods and will have BREEAM certification.

BREEAM is a certificate of sustainability delivered when a real estate development adheres to standards that respect the environment and its natural resources ensuring a balanced way of life for its residents.

The ultimate lifestyle in a stunning setting – this is Village Verde!



# Eco-friendly homes

---

BREEAM, an acronym for Building Research Establishment Environmental Assessment Method, is a globally recognised sustainability certificate. Village Verde has been assessed in different areas, such as water management, energy, transport, health and well-being of its residents, among others. One of the advantages of obtaining the BREEAM certificate is that the buildings become more valuable and sustainable assets: the immediate environment plays a fundamental role in the sustainability and quality of life of its inhabitants. For this reason, we have taken measures to minimise the impact on the large specimen trees, adapting the design of the residential complex and implementing a compensation plan with native species, seeking to preserve and improve the natural environment and contribute to the conservation of the surroundings and the wellbeing of the community.



Our eco-friendly properties flood the interiors with light thanks to large windows and sliding doors. In addition, penthouses enjoy large roof top terraces from 55 to 357 sqm while ground floor units include their own private garden.



Maintaining and embracing the stunning natural environment around Village Verde has been key in the development. Facilities such as playgrounds, running tracks, bike trails and outdoor fitness areas, encourage residents to get out into the fresh air, enjoy nature and be active.



# A heaven for family living

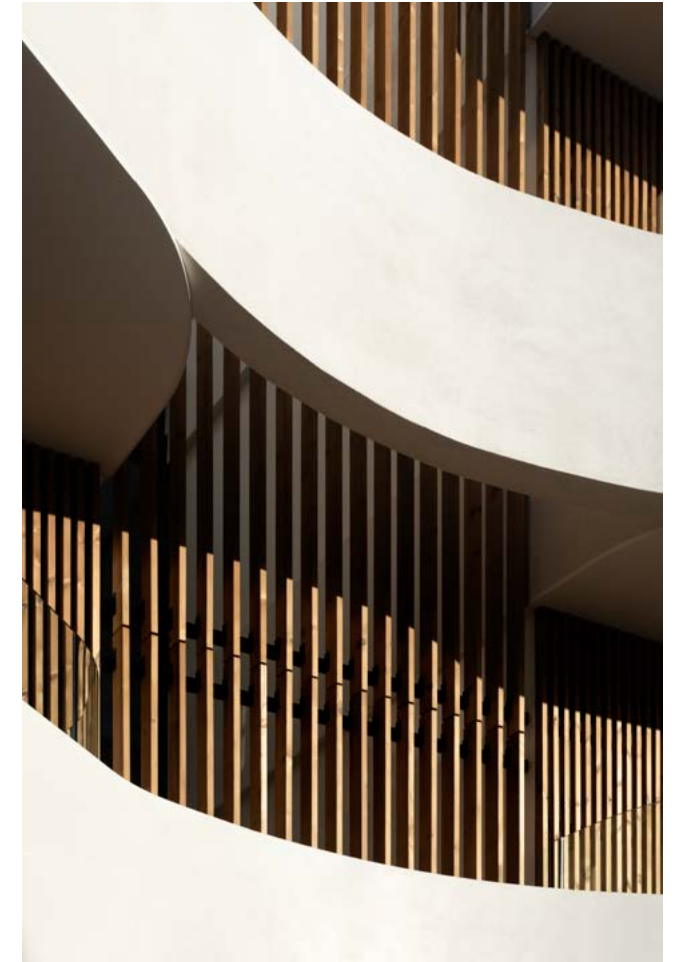
---

Comfortable and healthy living is what families will find at Village Verde as we have designed a residential to meet the needs of every member of the family.



This traffic-free, secure and gated residential offers space, nature and facilities for the whole family. There will be two main swimming pools and two children's pools with a sandy bottom and a 25 m. pool for adults, indoor pool with spa and gym, several play areas, croquet court and jogging tracks.

State-of-the-art facilities, a sense of community and functional, contemporary properties, plus the prestigious international school just a few kilometres away, make Village Verde a residential development like no other.





Common areas. Fitness area



Common areas. Indoor-outdoor pool



# The apartments



Our stunning one, two, three and four bedroom apartments and four and five bedroom penthouses, offer the ultimate in contemporary open-plan living. They are flooded with natural light and boast incredible terraces from which to enjoy the warm Spanish sun.

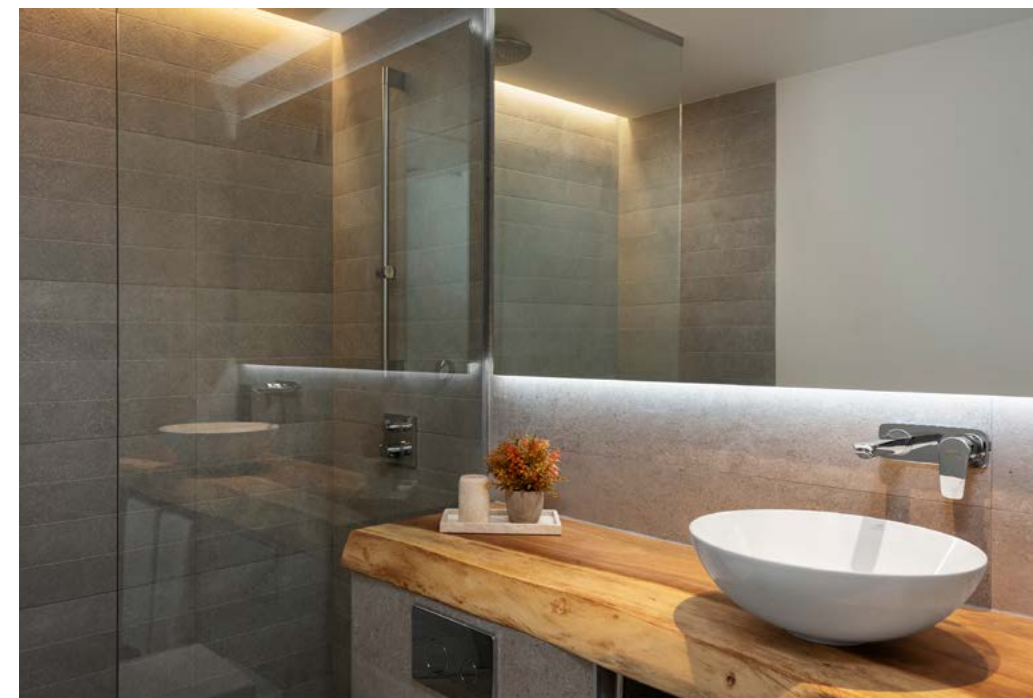


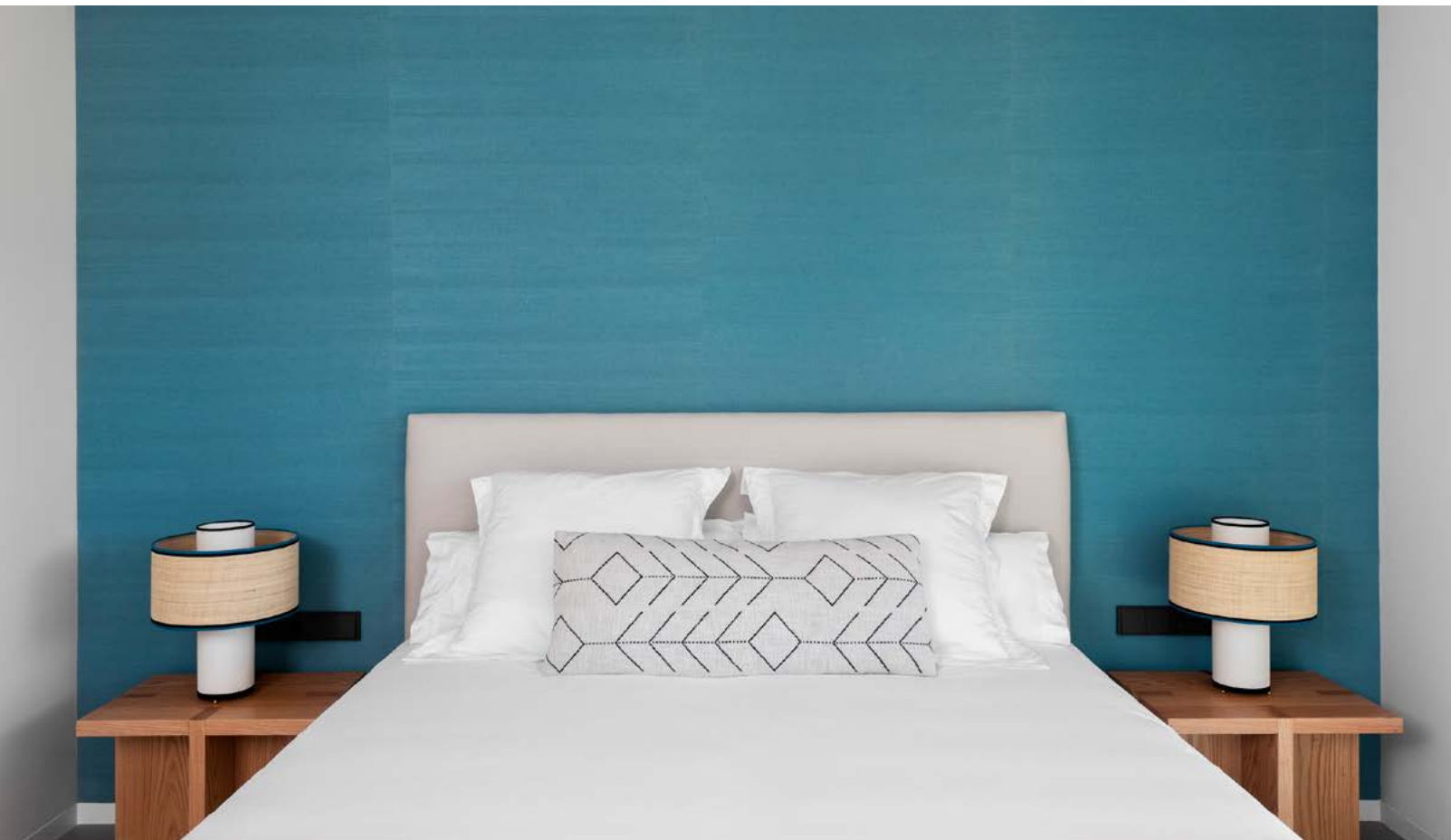




With a total living area of between 188 and 594 sqm, these generously proportioned apartments include underfloor heating and Aerotherm air-conditioning systems. The modern, sleek interiors blend seamlessly into the wonderful terraces.







The horizontal design allows stunning dual-aspect or wrap-around terraces in each property, large roof terraces on the penthouses and private gardens for ground floor properties. All properties come with 2 private garage spaces and a large storage room.



PHASE II

1 Bedroom Apartment

GROUND FLOOR

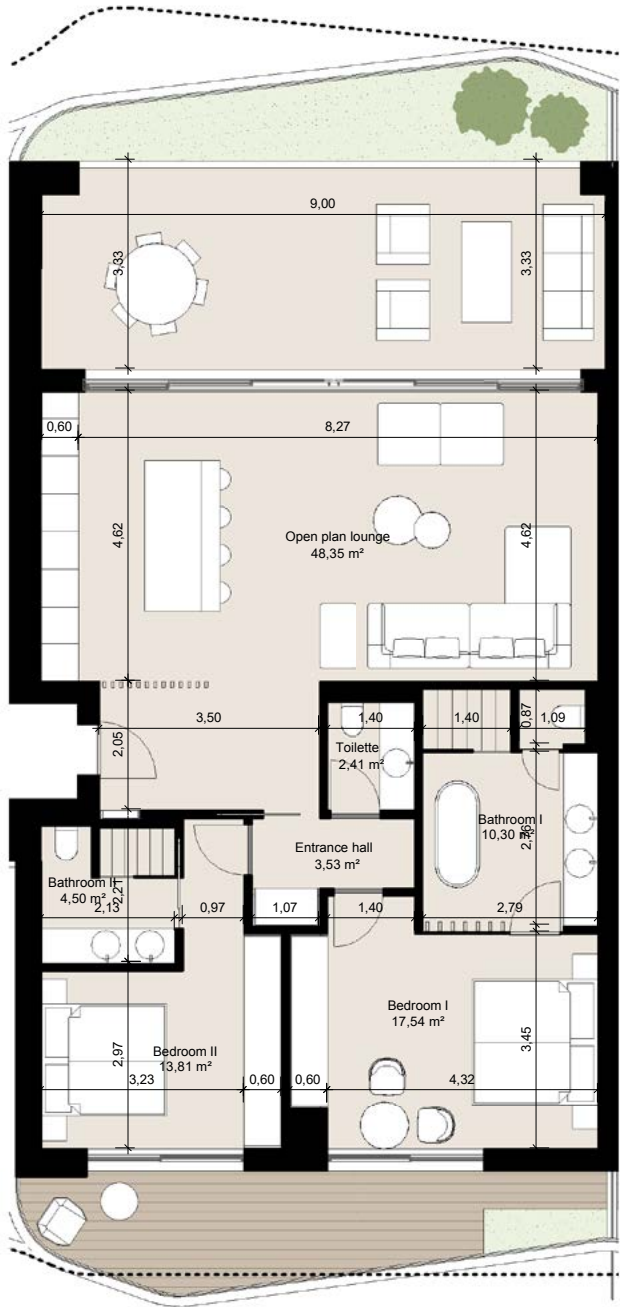
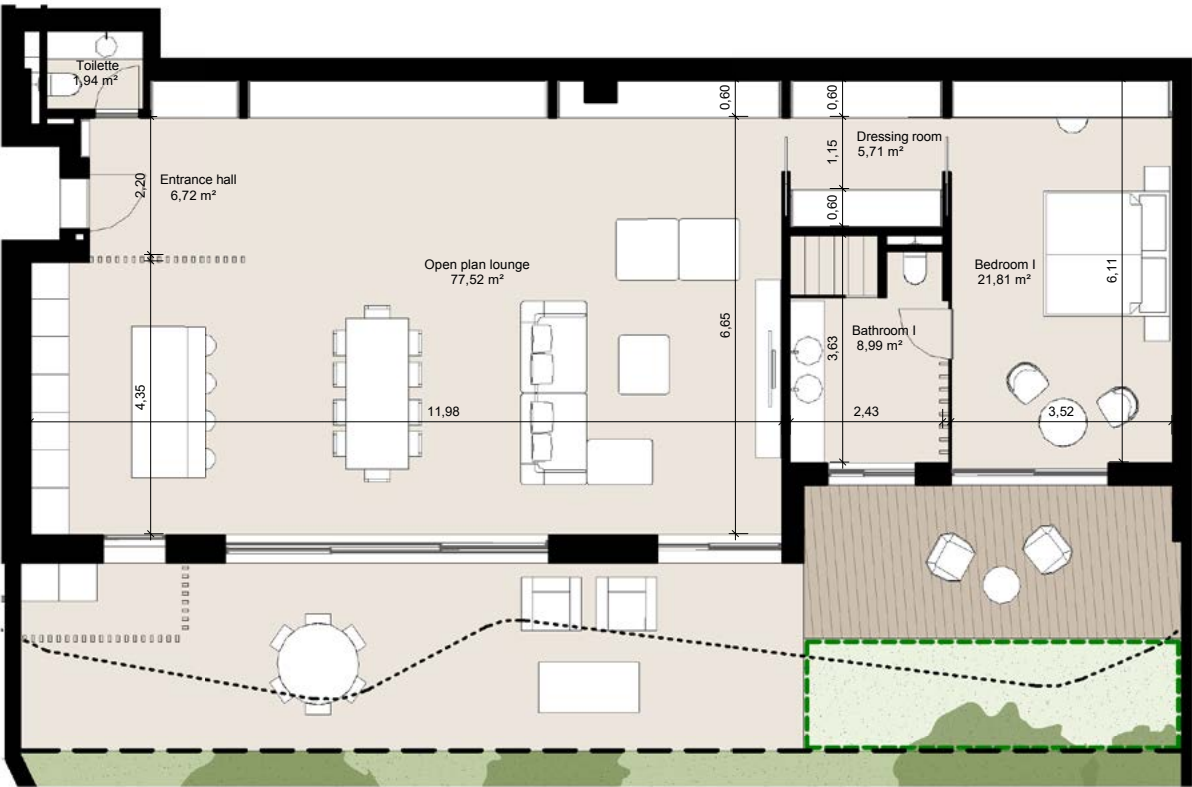
|                        | REAL AREA             | Area according<br>to decree 218/2005 |
|------------------------|-----------------------|--------------------------------------|
| Indoor usable area     | 122,68 m <sup>2</sup> | 122,68 m <sup>2</sup>                |
| Total built area*      | 158,42 m <sup>2</sup> | 170,69 m <sup>2</sup>                |
| Covered garden         | 2,82 m <sup>2</sup>   |                                      |
| Uncovered garden       | 7,92 m <sup>2</sup>   |                                      |
| Covered terrace        | 33,88 m <sup>2</sup>  |                                      |
| Uncovered terrace      | 18,79 m <sup>2</sup>  |                                      |
| Total terrace & garden | 63,41 m <sup>2</sup>  | 12,27 m <sup>2</sup>                 |

|                                             |                       |                       |
|---------------------------------------------|-----------------------|-----------------------|
| Total usable area                           | 186,09 m <sup>2</sup> | 134,95 m <sup>2</sup> |
| 2 Parking places & 1 Storage room included. |                       |                       |

- Property limit
- Upper terrace projection
- Common garden for exclusive use

0 1 2 5m Scale 1:100

This document is for information only. The areas and measurements shown are approximate and may be modify for technical reasons and/or administrative issues. All furniture shown is for illustrative purposes.  
\*Common areas included.



PHASE II

2 Bedroom Apartment

SECOND FLOOR

|                    | REAL AREA             | Area according<br>to decree 218/2005 |
|--------------------|-----------------------|--------------------------------------|
| Indoor usable area | 100,43 m <sup>2</sup> | 100,43 m <sup>2</sup>                |
| Total built area*  | 133,13 m <sup>2</sup> | 143,17 m <sup>2</sup>                |
| Covered terrace    | 54,86 m <sup>2</sup>  |                                      |
| Uncovered terrace  | 0,77 m <sup>2</sup>   |                                      |
| Total terrace      | 55,63 m <sup>2</sup>  | 10,04 m <sup>2</sup>                 |

|                                             |                       |                       |
|---------------------------------------------|-----------------------|-----------------------|
| Total usable area                           | 156,06 m <sup>2</sup> | 110,47 m <sup>2</sup> |
| 2 Parking places & 1 Storage room included. |                       |                       |

- Property limit
- Upper terrace projection
- Common garden for exclusive use

0 1 2 5m Scale 1:100

This document is for information only. The areas and measurements shown are approximate and may be modify for technical reasons and/or administrative issues. All furniture shown is for illustrative purposes.  
\*Common areas included.

PHASE II

3 Bedroom Apartment

FIRST FLOOR

|                    | REAL AREA             | Area according<br>to decree 218/2005 |
|--------------------|-----------------------|--------------------------------------|
| Indoor usable area | 143,94 m <sup>2</sup> | 143,94 m <sup>2</sup>                |
| Total built area*  | 194,75 m <sup>2</sup> | 209,14 m <sup>2</sup>                |
| Covered terrace    | 108,18 m <sup>2</sup> |                                      |
| Total terrace      | 108,18 m <sup>2</sup> | 14,39 m <sup>2</sup>                 |

|                                             |                       |                       |
|---------------------------------------------|-----------------------|-----------------------|
| Total usable area                           | 252,12 m <sup>2</sup> | 158,34 m <sup>2</sup> |
| 2 Parking places & 1 Storage room included. |                       |                       |

- Property limit
- Upper terrace projection
- Common garden for exclusive use

0 1 2 5m Scale 1:100

This document is for information only. The areas and measurements shown are approximate and may be modify for technical reasons and/or administrative issues. All furniture shown is for illustrative purposes.  
\*Common areas included.



PHASE II

4 Bedroom Apartment

GROUND FLOOR

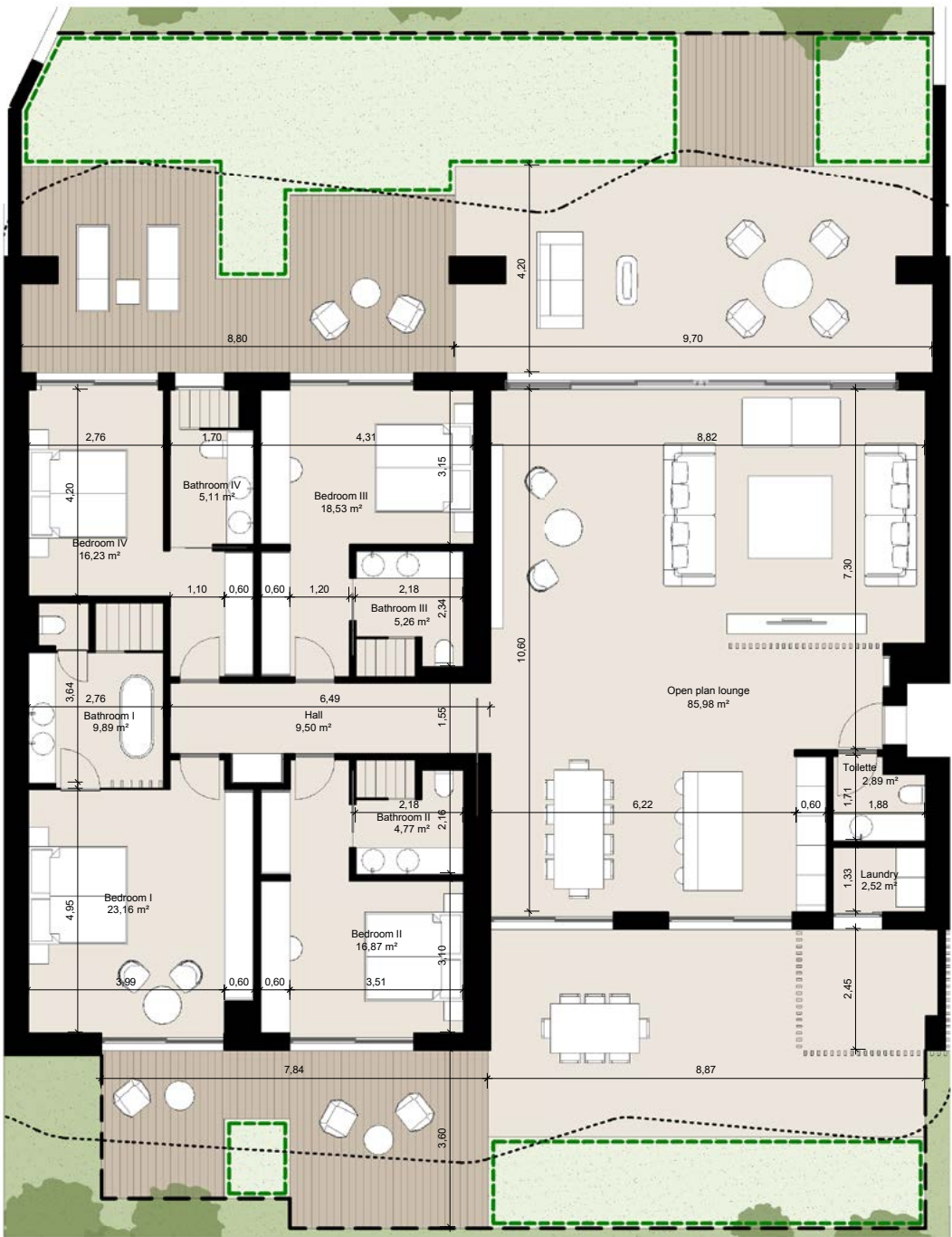
|                        | REAL AREA             | Area according<br>to decree 218/2005 |
|------------------------|-----------------------|--------------------------------------|
| Indoor usable area     | 200,73 m <sup>2</sup> | 200,73 m <sup>2</sup>                |
| Total built area*      | 268,84 m <sup>2</sup> | 283,91 m <sup>2</sup>                |
| Covered garden         | 4,59 m <sup>2</sup>   |                                      |
| Uncovered garden       | 61,33 m <sup>2</sup>  |                                      |
| Covered terrace        | 34,37 m <sup>2</sup>  |                                      |
| Uncovered terrace      | 118,68 m <sup>2</sup> |                                      |
| Total terrace & garden | 205,23 m <sup>2</sup> | 20,07 m <sup>2</sup>                 |

|                                             |                       |                       |
|---------------------------------------------|-----------------------|-----------------------|
| Total usable area                           | 405,96 m <sup>2</sup> | 220,81 m <sup>2</sup> |
| 2 Parking places & 1 Storage room included. |                       |                       |

- Property limit
- Upper terrace projection
- Common garden for exclusive use

0 1 2 5m Scale 1:100

This document is for information only. The areas and measurements shown are approximate and may be modify for technical reasons and/or administrative issues. All furniture shown is for illustrative purposes.  
\*Common areas included.



# Architecture

## and interior finishings

---

Design by L35, a reputed international architecture firm.

They have an impressive track record over 50 years, having successfully completed more than 200 projects on four continents. Their goal is design excellence, creative freedom and achieving only the highest standards.



Aluminium carpentry with double glazing and solar control in anthracite grey.  
Doors and carpentry in white lacquered wood from floor to ceiling.  
Double-glazed windows with solar film and argon gas protection.  
Motorised blinds in bedrooms.  
Underfloor heating system.  
Separate air conditioning and ventilation system per room.  
Reinforced entrance doors framed in wenge wood.  
Top quality large format ceramic tiling (Porcelanosa or similar premium brand).  
Home automation system with Schneider lighting control.



## Sustainable construction: BREEAM certificates

The project has been designed with the highest construction efficiency standards to comply with the parameters of BREEAM (Building Research Establishment Environmental Assessment Methodology certificate) at category GOOD. This certificate proves that bold design can effectively honour and exceed administrative demands and energy codes, and highlights Village Verde's commitment to sustainability and energy efficiency.

This certificate assesses 10 categories along with the different phases of the project: design, construction and building uses.



## Heating, cooling and hot water system.

Aerothermal technology to achieve high quality standards with low consumption in energy, cooling and domestic hot water. The aerothermal heat pump is a heat generator that provides renewable energy to the home.

## Comfort and air conditioning.

Each home has a high quality air conditioning system to guarantee comfort.

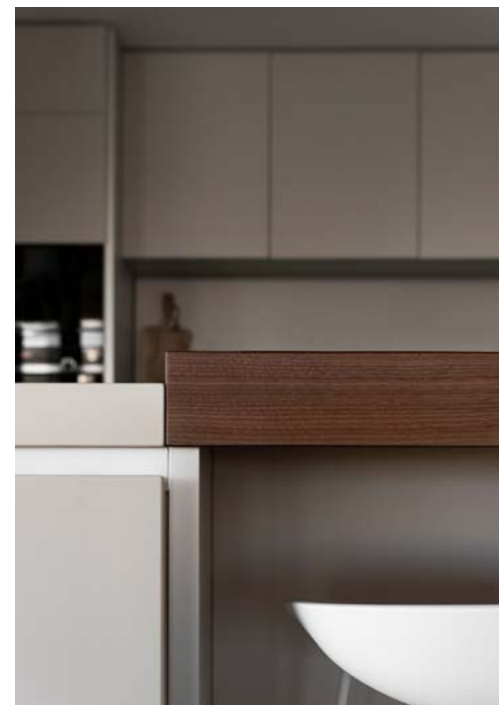
The air conditioning is distributed to the rooms through elegant stainless steel longitudinal grilles.

## Kitchens.

B3 Series from the prestigious Bulthaup brand. Doors and worktop finished in CPL (Compact Laminate): homogeneous colour, resistant, durable, hygienic and easy to maintain. Minimalist aesthetics with fronts and worktops that appear to be sculpted from a single piece.

Additional features:

Include a bar area in oak wood on the island. Equipped with SIEMENS appliances, except for the ceramic hob which is BORA with built-in filtering system. They meet the energy efficiency requirements of the BREEAM certificate.



## Suites.

Master suite:

Conceived as a private sanctuary with ample spaces.

En-suite bathroom with shower cubicle, bathtub, double sinks and toilet cubicle, dressing room or built-in wardrobes, spacious bedroom with natural light through a large window opens on the terrace.

Spacious feeling due to the glazed connection between the bathroom and the bedroom.

Additional Suites:

Include private bathroom and built-in wardrobe with matte lacquered doors.

## Bathrooms.

Main bathroom:

Uses the same large format flooring as throughout the apartment.

Walls tiled with porcelain tiles by Porcelanosa or other similar quality brand and others painted with high quality plastic paint.

Showers with shower tray completely flush with the floor, glass partition, ceiling shower head with rain effect and Hansgröhe hand shower.

Wooden worktop in the main bathroom with two rounded Lounge type washbasins by Porcelanosa and Talis E wall-mounted taps by Hansgröhe.

Freestanding bathtub with Hansgröhe Talis S wall-mounted taps.

Other bathrooms:

Use of the same finishing materials as in the main bathroom.

Coordination of cladding in line with the finishing options chosen for the apartment (grey or sand-coloured).

Ceiling sprinklers in smaller secondary bathrooms compared to the main bathroom.





## Outdoor pools.

Village Verde swimming pools are cutting-edge in design and technology. Three different pools are strategically situated within the condominium:

A kid's pool: connected to the children area and therefore quite shallow.

Access is through a deck.

A main pool: the largest in size, with multiple rest areas along its perimeter.

An interior/exterior lap pool: 20m long and adjacent to the SPA area.

All pools are equipped with perlite ultrafiltering system. This system allows for the lowest level of chlorine as the code permits. The salt in the water generates chlorine; in normal conditions, no added salt or chlorine is required.

## Gardens.

Landscape architects have created the complete landscaping design that includes garden and pool areas, main entrances, walking lanes and individual accesses to the buildings. Sustainability is underscored through integrating autochthonous trees, plants, and flowers with natural stone elements. Design decisions seek to optimize water consumption and reduce maintenance costs.

Green walls and fences are set up for privacy. The external perimeter of the project allows its easy integration with the landscaping.



## Facilities and amenities.

The following facilities are available to the residents: croquet court; running trail; children's playground with slides, swings and climbing frames; terraces, and a outdoor lounge for events and activities.

Phase II development foresees other facilities like a gym, small SPA, versatile use outdoor terraces, an exterior gym, and a putting green.



## Security and common areas.

The complex main entrance holds a security post, from where the control of all the security cameras are manned.

## Concierge area.

Space office for the concierge service at the main entrance of the complex.





DISCLAIMER. This brochure is meant only for promotional purposes and cannot be construed as a binding legal document. The plans, specifications, images and other details herein are only indicative and subject, among others, to the approval of the relevant authorities. The Developer/Owner reserves the right to make additions, deletions, alterations or amendments as and when it deems fit and proper, without prior notice. Artists' impressions and interior design used in the flat/unit plans and images, including all furniture, fixtures, items, electronic goods, amenities, accessories etc., are used for illustration purposes. The Developer/Owner is not liable / required to provide any furniture, items, electronic goods, amenities, accessories etc. as displayed in the plans and images. This brochure does not constitute an offer and/or contract of any type between the Developer/Owner and the recipient. The relationship between the Developer/Owner and the actual customers will be governed strictly by the written agreements to be executed from time to time and not on the terms of this brochure.



# VILLAGE VERDE

SOTOGRADE · ANDALUCÍA

Your property is just the start, be part of so much more

*The paper used in this brochure is made from CHP (Elemental Chlorine Free) pulp, sourced from renewable forests.*

**Sotogrande. Extraordinary by Nature.**

Developed by

**SOTOGRA<sup>®</sup>DE**  
ANDALUCÍA